

Know All Men By These Presents.

02093

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That We, DUANE D. FITZGERALD and LEONARD C. MULLIGAN, both of
Bath, in the County of Sagadahoc and State of Maine,

in consideration of one dollar and other good and valuable considerations,

paid by HYDE SCHOOL, a corporation duly organized under the laws of the State
of Maine and having its office at Bath, in the County of Sagadahoc and State of
Maine,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said HYDE SCHOOL, its

successors ~~and~~ and assigns forever,
a certain lot or parcel of land, with the buildings thereon, situated in Bath, in the
County of Sagadahoc and State of Maine, and bounded and described as follows, to
wit: Beginning on the southeast corner of land of Henderson and on the northeast
corner of land of Pearson; thence northerly by said Henderson's land one hundred
fifteen (115) feet, more or less, to Bath Street; thence easterly by said Bath
Street one hundred twenty-two (122) feet; thence southerly one hundred (100) feet
by land of said Pearson; thence westerly one hundred forty-two (142) feet along
land of Pearson to point of beginning.

Also granting easement beginning at the northwest corner bound of
above described premises; thence running in a general southerly direction one
hundred fifteen (115) feet, more or less, along the west boundary of the above des-
cribed premises to land of Ross; thence westerly along the northerly line of said
Ross fourteen (14) feet; thence northerly to a point thirty (30) feet from the south-
erly side of Bath Street; thence northwesterly to a point on said Bath Street
twenty-nine (29) feet from the northwest corner bound of said above described
property, said easement to be for the benefit, use and enjoyment of the Grantee,
its successors and assigns, and to be used in common with Melvin B. Henderson,
his heirs and assigns, for the purpose of travel by any means or mode to and
from the above described premises and premises of the said Melvin B. Hender-
son.

(OVER)

For source of title, reference may be made to deed of Mabel T. Hatch to the Grantors herein, dated August 26, 1968 and recorded in the Sagadahoc County Registry of Deeds in Book 361, Page 858.

The foregoing conveyance is made subject to the terms of a certain mortgage given by the said Duane D. Fitzgerald and Leonard C. Mulligan to First Federal Savings & Loan Association of Bath, Maine, dated October 2, 1968 and recorded in the Sagadahoc County Registry of Deeds, which the Grantee herein assumes and agrees to pay.

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To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said HYDE SCHOOL, its successors

~~XXXX~~ and assigns, to its and their use and behoof forever.

And we do COVENANT with the said Grantee, its successors ~~XXXX~~ and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances except the mortgage above referred to;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its ^{SUCCESSORS} ~~XXXX~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, the said DUANE D. FITZGERALD and LEONARD C. MULLIGAN, and SUE E. FITZGERALD, wife of the said DUANE D. FITZGERALD, and CAROL S. MULLIGAN, wife of the said LEONARD C. MULLIGAN, all

Joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this twenty-eighth day of January, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered

in presence of

Harriet F. Timmer
to act

[Signatures of Duane D. Fitzgerald, Sue E. Fitzgerald, Leonard C. Mulligan, and Carol S. Mulligan]

State of Maine,
SAGadahoc,

} ss.

January 28, 1969.

Personally appeared the above named DUANE D. FITZGERALD and LEONARD C. MULLIGAN,

instrument to be their free act and deed.

Before me,

Harriet F. Timmer

SAGadahoc, ss.
RECEIVED FEB 20 1969 4 H.M. PM.
and recorded from the original

and acknowledged the above
NOTARY PUBLIC
Notary Public